



Ann Cordey
ESTATE AGENTS

**8 Ropner Gardens, Middleton St. George, Darlington, County
Durham, DL2 1FB
Guide Price £275,000**



8 Ropner Gardens, Middleton St. George, Darlington, County Durham, DL2 1FB

A luxurious, first floor TWO BEDROOM apartment which is the very epitome of style and elegance. Boasting great character with high ceilings, deep coving and large windows. Situated in a converted period property and situated in the heart of the village of Middleton St George.

Ropner Gardens is an apartment block of eight properties, which share the freehold and the large communal gardens. The location is peaceful and ideal for a host of buyers wanting spacious accommodation and something a bit special.

From entering the reception hallway, you will feel that you have arrived, the monochrome flooring makes a striking statement, and the area is spacious with a balustrade staircase leading up to the first floor apartment.

The property is fully double glazed with the windows in keeping with the original character of the building and warmed by gas central heating. Immaculately presented and tastefully decorated throughout, the property is in ready to move into order.

The open plan living area allows for generous seating and dining areas and leads through to the a quality fitted kitchen with appliances. In addition there are two double bedrooms, the master bedroom having ensuite facilities and there is a further family bathroom/wc.

Externally the property sits in extensive walled, communal gardens which have an abundance of established trees. Two allocated parking spaces belong to the property, one to the rear and one to the front.

Middleton St George is very convenient for the transport links to both Darlington and Teesside, via road and the railway station at Dinsdale. Local independent shops, restaurants and pubs are on hand within the village and plenty of lovely country walks.

The village also has the advantage of having the Durham Tees Valley Airport close by.

RECEPTION HALLWAY

being self contained, the entrance door opens immediately into the reception hallway of the property, which feels quite grand, with a striking monochrome floor making and a sweeping staircase to the landing area of the apartment.

LANDING

Generous enough to allow for a small desk or reading area. The landing accesses all of the accommodation and has a large window to the side which allows for a great deal of natural light. A built in cupboard houses the central heating boiler.

LOUNGE & DINING

31'07" x 19'01" (9.63m x 5.82m)

Space to spare within the well proportioned living area. Having cleverly designated seating and dining areas. There are three UPVC windows to the room, overlooking the gardens to the front and taking in the treetops and cherry blossom.

The open plan room has a step up to the lounge/seating area which has a feature fire surround as a focal point with gas living flame fire to cast a cosy glow when required. The dining area sits just in front of the access to the kitchen, and is quite spacious, easily accommodating a family dining table. There is a fixed bookcase and display shelving.



KITCHEN

The stunning kitchen has been well planned and offers an ample range of wall, floor and drawer cabinets which are complimented perfectly with an attractive granite work surface and undermount sink. A host of integrated appliances include an electric oven and gas hob, dishwasher, fridge/freezer and washer/dryer.

There is a breakfast bar area that offers an informal dining option, and the room has been finished with ceramic tiled splashbacks and Karndean flooring. Down lighting to the cabinets add ambience and there is a UPVC window to the side aspect making the space light and bright.

BEDROOM ONE

16'06" x 12'11" (5.03m x 3.94m)

The principal bedroom of the home is a generous double room, having a UPVC window to the rear aspect. Having the advantage of an ample range of quality fitted wardrobes and drawers and boasting en-suite facilities.

ENSUITE

Having a large double shower cubicle with mains fed shower. There is a pedestal handbasin and WC. The room has been finished with ceramics.

BEDROOM TWO

9'06" x 8'11" (2.90m x 2.72m)

A further double bedroom, again having fitted wardrobes. There is UPVC window to the rear aspect.

BATHROOM/WC

Upgraded and fitted with a contemporary suite to include double ended bath and a separate single shower cubicle with mains fed shower and in addition there is a pedestal hand basin and WC. The room has been tiled with ceramics, and as with all of the accommodation, tastefully decorated. There is a UPVC window to the rear aspect.

EXTERNALLY

The property at Ropner Gardens was once a convalescent home, purchased and donated to the people of the borough by Colonel Ropner in May 1898. It sits in large walled gardens and is accessed from Middleton Lane. A block paved car park is to the rear of the property and No.8 Ropner Gardens has an allocated car space there, to the front of the property is the second allocated car parking space.

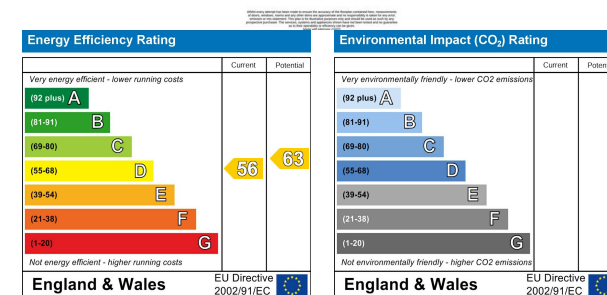
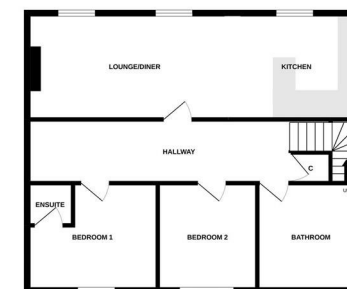
As the owner, you would purchase the property and a share of the freehold which includes the fields within the grounds. There is a monthly management charge and details of this are available within our office.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



GROUND FLOOR



Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



